

CITY OF AUSTIN, TEXAS

ORDINANCE NO. 96-0523-E

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 AS FOLLOWS:

**TRACT 1:** 24,937 SQUARE FEET OF LAND FROM "GR-CO" COMMUNITY COMMERCIAL DISTRICT - CONDITIONAL OVERLAY COMBINING DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT - CONDITIONAL OVERLAY COMBINING DISTRICT SUBJECT TO LIMITATIONS; AND

**TRACT 2:** LOT 1, FIRST AMERICAN CENTER SUBDIVISION, (SAVE AND EXCEPT THE LAND DESCRIBED ABOVE AS TRACT 1 CONTAINING APPROXIMATELY 24,937 SQUARE FEET OF LAND), FROM "LO-CO" LIMITED OFFICE DISTRICT - CONDITIONAL OVERLAY COMBINING DISTRICT TO "GO-CO" GENERAL OFFICE DISTRICT - CONDITIONAL OVERLAY COMBINING DISTRICT,

LOCALLY KNOWN AS 13694 RESEARCH BOULEVARD, IN THE CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY IDENTIFIED IN THE MAP ATTACHED AS EXHIBIT "A" TO THIS ORDINANCE; WAIVING THE REQUIREMENTS OF SECTIONS 2-2-3, 2-2-5, AND 2-2-7 OF THE AUSTIN CITY CODE OF 1992; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

**PART 1.** That Chapter 13-2 of the Austin City Code of 1992 is amended to change the respective base zoning districts and to establish a Conditional Overlay combining district on all of the property described in File C14-96-0022, as follows:

Tract 1: From "GR-CO" Community Commercial district - Conditional Overlay combining district to "GR-CO" Community Commercial district - Conditional Overlay combining district subject to limitations.

24,937 square feet of land being more particularly described by metes and bounds in Exhibit "B", attached hereto and incorporated herein for all purposes.

Tract 2: From "LO-CO" Limited Office district - Conditional Overlay combining district to "GO-CO" General Office district - Conditional Overlay combining district.

Lot 1, First American Center Subdivision, a subdivision in the City of Austin, Williamson County, Texas, according to the map or plat of record in Cab. G, Slide 327 of the Plat Records of Williamson County, Texas, **SAVE AND EXCEPT** the land described above as Tract 1 containing approximately 24, 937 square feet of land.

locally known as 13694 Research Boulevard, in the City of Austin, Williamson County, Texas, and more particularly identified in the map attached as Exhibit "A".

**PART 2.** That the property within the Conditional Overlay combining districts established by this ordinance is subject to the following conditions:

**CITY OF AUSTIN, TEXAS**

1. No structure of any kind shall be built to a height greater than 35 feet above ground level on the property within Tract 1 and Tract 2.
2. There will be no vehicular access from Tract 1 to U.S. Highway 183 North. All vehicular access to Tract 1 shall be from other adjacent public streets or through adjacent property.
3. Notwithstanding any other provision of the Land Development Code applicable to Tract 1 on the effective date of this ordinance or at the time the application for approval of a site plan or building permit is submitted, no site plan for development of Tract 1, or any portion of Tract 1, shall be approved or released, and no building permit for construction of a building on Tract 1 shall be issued if the completed development or uses authorized by the proposed site plan or building permit, considered cumulatively with all existing or previously authorized development and uses of Tract 1 generates traffic exceeding the total traffic generation of 2,000 vehicle trips per day.
4. The following uses shall be prohibited on the property within Tract 1:

(a) Automotive washing	(m) Restaurant - general, limited, and fast food
(b) Automotive rentals	(n) Service stations
(c) Automotive repair services	(o) General retail sales (convenience)
(d) Business of trade schools	(p) General retail sales (general)
(e) Exterminating services	(q) Communication service facilities
(f) Food sales	(r) Day care services- general, limited, commercial
(g) Funeral services	(s) Hospital services
(h) Hotel-motel	(t) Local utility service
(i) Indoor sports and recreation	(u) Private primary educational facilities
(j) Outdoor sports and recreation	(v) Private secondary educational facilities
(k) Indoor entertainment	(w) Public primary educational facilities
(l) Pawn shop services	(x) Public secondary educational facilities
5. The following uses shall be prohibited on the property within Tract 2:

(a) Communication services	(h) Day care services- general, limited, commercial
(b) Communication service facilities	(i) Local utility service
(c) Medical offices	(j) Private primary educational facilities
(d) Professional offices	(k) Private secondary educational facilities
(e) Software development	(l) Public primary educational facilities
(f) Convalescent services	(m) Public secondary educational facilities
(g) Counseling services	

Except as specifically restricted by this ordinance, Tract 1 and Tract 2 herein described may be developed and used in accordance with regulations established for the respective base districts and other applicable requirements of the Land Development Code.

**PART 3.** That it is ordered that the zoning map established by section 13-2-22 of the Austin City Code of 1992 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

CITY OF AUSTIN, TEXAS

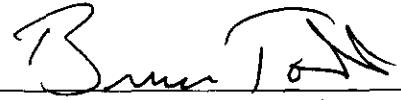
**PART 4.** That the requirements imposed by Sections 2-2-3, 2-2-5, and 2-2-7 of the Austin Code of 1992, as amended, regarding the presentation and adoption of ordinances are hereby waived by the affirmative vote of at least five members of the City Council.

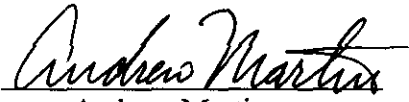
**PART 5.** That this ordinance shall become effective upon the expiration of 10 days following the date of its final passage, as provided by the Charter of the City of Austin.

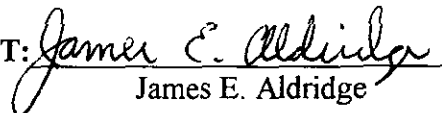
**PASSED AND APPROVED:**

\_\_\_\_\_, May 23, 1996

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§  
§  
§

  
\_\_\_\_\_  
Bruce Todd  
Mayor

**APPROVED:**   
\_\_\_\_\_  
Andrew Martin  
City Attorney

**ATTEST:**   
\_\_\_\_\_  
James E. Aldridge  
City Clerk

23May96  
MT/dwm

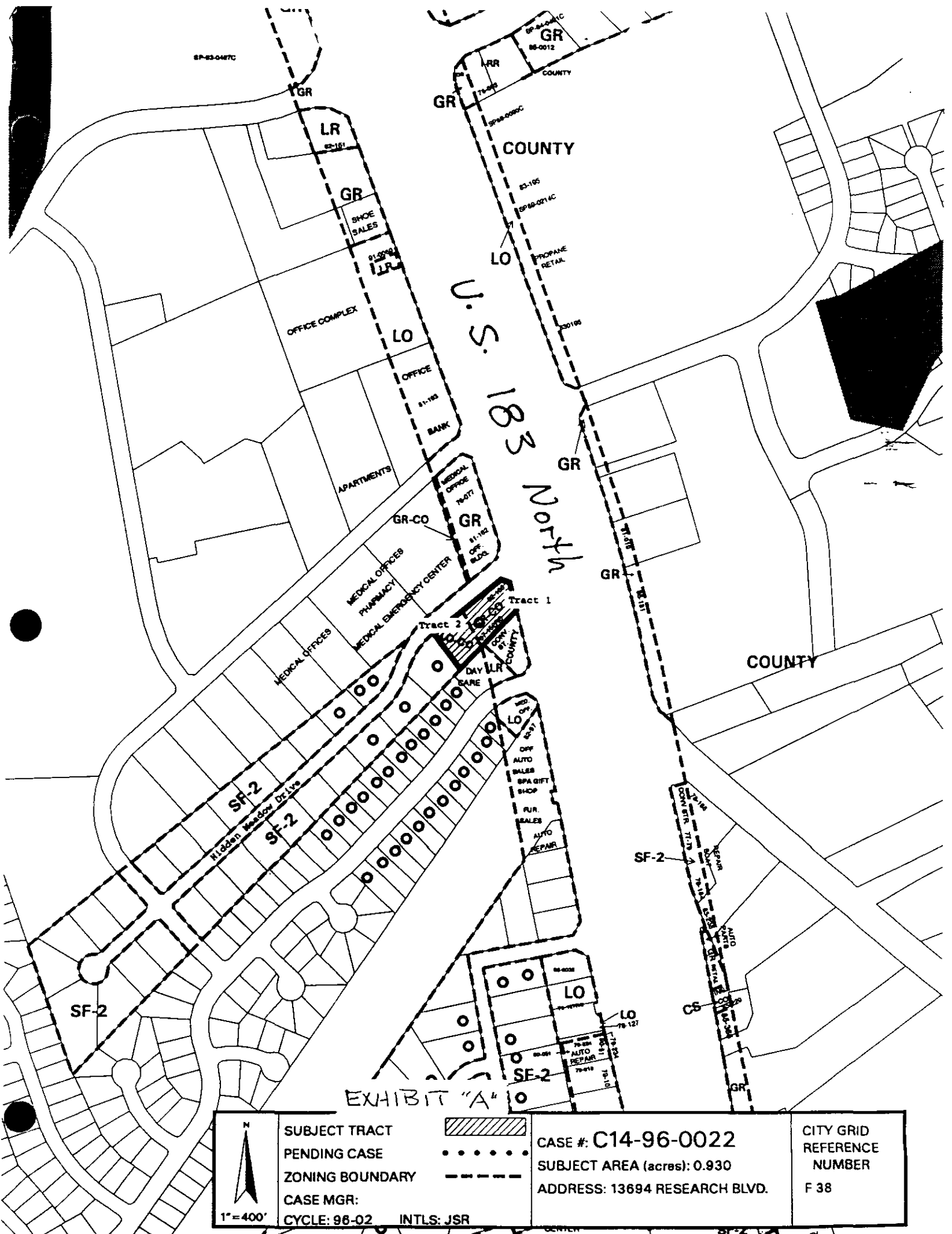



EXHIBIT "A"

 1" = 400'	<p>SUBJECT TRACT</p> <p>PENDING CASE</p> <p>ZONING BOUNDARY</p> <p>CASE MGR:</p> <p>CYCLE: 96-02 INTLS: JSR</p>	<p>CASE #: C14-96-0022</p> <p>SUBJECT AREA (acres): 0.930</p> <p>ADDRESS: 13694 RESEARCH BLVD.</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>F 38</p>
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CRICHTON AND ASSOCIATES  
LAND SURVEYORS  
107 NORTH LAMPASAS  
ROUND ROCK, TEXAS 78664  
512-244-3395

FIELD NOTES

EXHIBIT "B"

FIELD NOTES FOR 24,937 SQUARE FEET OR 0.5725 ACRES OUT OF LOT 1 FIRST AMERICAN CENTER, A SUBDIVISION RECORDED IN CAB. G SLIDE 327 OF THE WILLIAMSON COUNTY, TEXAS PLAT RECORDS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at the Northeast corner of said Lot 1, also being on the South R.O.W. of Hidden Meadow Drive for the **POINT OF COMMENCING**.

THENCE N 52° 58' 00" E with the North line of said Lot 1 and the South R.O.W. of Hidden Meadow Drive 117.05 feet to Northwest corner of this tract and the **POINT OF BEGINNING**.

THENCE N 52° 58' 00" E with the South line of Hidden Meadow Drive and the North line of Lot 1, 182.65 feet to a point being the Northwest corner of a proposed additional R.O.W. parcel being the future West R.O.W. of U.S. Highway 183 for the Northeast corner of this tract.

THENCE with the proposed future West R.O.W. of U. S. Highway 183, through the interior of said Lot 1, the following two (2) courses:

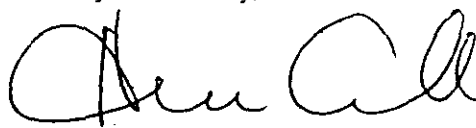
- 1) S 70° 10' 37" E, 32.80 feet to a point.
- 2) S 13° 15' 29" E, 97.40 feet to a point on the South line of said Lot 1 for the Southeast corner of this tract.

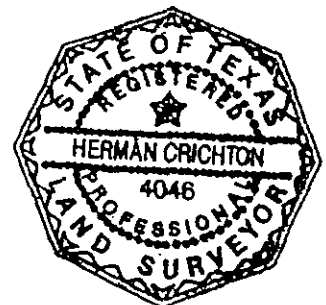
THENCE S 45° 31' 42" W with the South line of said Lot 1, 189.75 feet to a point for the Southwest corner of this tract.

THENCE N 26° 16' 08" W through the interior of said Lot 1, 143.69 feet to the **POINT OF BEGINNING** and containing 24,937 square feet more or less.

I hereby certify that the foregoing field notes were prepared partially from a field survey and partially from public records and are true and correct to the best of my knowledge and belief.

Witness my hand and seal this the 9th day of February, 1996.

  
Herman Crichton



960523-E

U. S. HIGHWAY 183

PROPOSED ADDITIONAL R.O.W.  
U. S. HIGHWAY 183  
8400 SQ. FT.

S 70°03'37" E  
52.86'

S 15°15'29" E 111.40'

SCALE: 1" = 50'

HIDDEN MEADOW DRIVE

182.65'

N 52°58'00" E

117.05'

N 52°58'00" E

21,937 SQ. FT.  
0.5725 ACRES

POINT OF BEGINNING

N 26°16'08" W

143.69'

REMAINING PORTION OF LOT 1  
FIRST AMERICAN CENTER

POINT OF COMMENCING

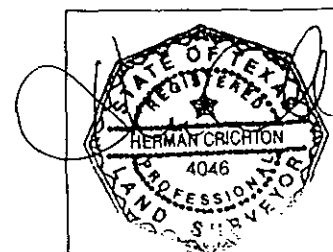
THE WOODS OF ANDERSON HILL

1.61 EA  
THE WOODS OF ANDERSON HILL  
SECTION 3

SKETCH TO ACCOMPANY FIELD NOTES FOR 21,937  
SQUARE FEET OF LAND OUT OF LOT 1, FIRST  
AMERICAN CENTER AS RECORDED IN CABINET G,  
SLIDE 327, OF THE WILLIAMSON COUNTY, TEXAS,  
PLAT RECORDS.

CRICHTON  
AND ASSOCIATES  
LAND SURVEYORS

107 N. LAMPASAS STREET  
ROUND ROCK, TEXAS 78664  
(512) 244-3395  
FAX (512) 244-9508



DATE 2-9-96

960523-E

2  
PO#: 960523.E

Ad ID#: 5VQZ01900

Acct #: 4992499

Austin American-Statesman

Acct. Name: City Clerk

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS  
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

David DeVargas

Classified Advertising Agent of the *Austin American-Statesman*, a daily newspaper published in said County and State that is generally circulated in Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

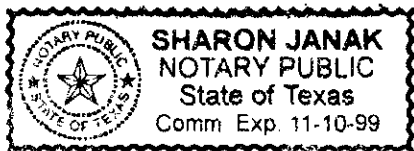
Date (s): June 4th, 1996

Class: 9980 Lines: 38 Cost: \$93.48

and that the attached is a true copy of said advertisement.

*David DeVargas*

SWORN AND SUBSCRIBED TO BEFORE ME, this the 4th day of June 1996.



*Sharon Janak*  
Notary Public in and for  
TRAVIS COUNTY, TEXAS

Sharon Janak  
(Type or Print Name of Notary)

My Commission Expires: 11/10/99

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MAYOR BRUCE TODD  
AUSTIN, TEXAS